

**WICHITA HISTORIC PRESERVATION BOARD MINUTES**  
**11 JUNE 2001**  
**COWTOWN MUSEUM, 1871 SIM PARK DRIVE\*\***  
**3:00 P.M.**

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The regular meeting of the Historic Preservation Board was held Monday, June 11, 2001, at 3:00 P.M. Cowtown Museum, 1871 Sims Park Drive, Wichita, Kansas.

Members Present: Randal Steiner  
Paul Cavanaugh  
Claire Willenberg (in at 3:20)  
Jim Guy  
Sam Lentz (in at 3:10)  
Keith Lawing  
Stan Shelden (in at 3:25)

Staff Present: Kathy Morgan, Historic Preservation Planner  
Valerie Robinson, Recording Secretary

Old Town Vanya Scott

Absent: Mike Gable, OCI Residential Permits  
Ex Officio, Heidi Dressler-Kelly, City Historian

**ITEM NO. 1 ROLL CALL**

*The meeting was called to order and board members stated their name.*

**ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA**

**MORGAN:** I have three items to add to the Agenda. In addition, I have a question and would like to have the board set a meeting when we can go out to the Burton Stock Car building, which I will explain later.

**ITEM NO. 3 REVOLVING LOAN FUND UPDATE**

Revolving Loan Fund – Residential	\$42,950.18
Revolving Loan Fund – Non-residential	\$95,000
Deferred Loan Fund – Residential	\$100,000

**MORGAN:** I have several more applications at the Housing Department undergoing the credit checks. Upon completion of credit check, I will present them to the board for final approval.

**ITEM NO. 4 CORRESPONDENCE**

1. Letter from Austin Miller regarding Senator Long House

**ITEM NO. 5 APPROVAL OF MINUTES - SUSPENDED**

Suspended until the July 9<sup>th</sup> meeting.

**ITEM NO. 6 OLD BUSINESS**

None

**ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

1. **MAJOR:** (HPC2001-00069) Environs Senator Long House  
**APPLICANT:** Carol McDaniel  
**FOR:** 3502 E. 2nd

*Applicant proposes to repair/replace flooring and roof for front porch using treated wood. Applicant also considering a one car garage or carport. Staff finds no significant negative impact to the environs of the*

*Senator Long House and recommends approval with the condition that the repair and replacement materials match original.*

**MORGAN:** Carol McDaniel is the applicant who submitted this application and she is not here today. (Slide presentation) This is the structure; they are doing some beaded board work on the ceiling; and the porch, some flooring. The porch will be replaced with like material. She is not ready to put up the carport or garage up at this time. She may be ready in six months. This is a block east of the Senator Long House. I wanted to show you this location and get your permission to tell her that the Board would consider a garage as opposed to a carport.

**CAVANAUGH:** I think it would have to a different application correct?

**MORGAN:** Right. We can then give her approval for the repair of the front porch. She is not doing anything to the stairs or the posts.

**STEINER:** Is the side of the house masonite or wood?

**MORGAN:** I don't know, I think it is artificial siding. I did not go up to the house to check.

**CAVANAUGH:** Any discussion?

**MORGAN:** They are going to use treated wood. I know we have had discussion before about the Steinbuchel House that they were going to use treated wood to repair part of their flooring. However, the State Office said that they do not recommend treated wood because you have to let it season for a year or better before you can paint it. It will bleed or turn green if not treated properly. This would be another thing to consideration, allowing them to use the treated wood on the porch flooring.

**STEINER:** When they say treated wood, are they saying like deck board? Is that what it is?

**MORGAN:** It is that pressure treated wood. It is going to match the original. It is that 3" wide flooring.

**GUY:** I have some doubts as to whether we can properly, in the environs case, tell them they can't do something that they other wise can do. However you can tell them that the Campbell House built an entire porch out of that treated wood at one point and it was gone within five years, because they didn't let it season. It cost them a great deal of money and time. If they do use the treated wood they do need to let it season.

**MORGAN:** Could I get a recommendation that there be a garage installed instead of carport?

**GUY:** It would be more appropriate. Looking at the prior picture it looks like a garage was there before.

**CAVANAUGH:** Any further discussion?

**LAWING:** I would move that we approve C of A 2001-69 with the recommendation that consideration be given to the installation of the garage and the foundation of the porch.

**MOTION #1** (Lawing: Motioned)  
(Guy 2<sup>nd</sup>) Motion carried unanimously (5-0)

**GUY:** You might want to direct those folks to the new issue of the Old House Journal, it has a wonderful article about redoing porches and what you should and should not use, etc.

2.	<b>MAJOR:</b>	(HPC2001-00071) Environs Campbell Castle
	<b>APPLICANT:</b>	Jana Abbott
	<b>FOR:</b>	1101 N. River Blvd

*Applicant proposes to locate a 10' X 10' storage shed on concrete pad. Staff finds no significant negative impact to the environs of Campbell Castle and recommends approval with the condition that the storage shed be wood frame, and landscaped to blend with churchyard.*

**MORGAN:** This is the Gloria Dei Lutheran Church next to Campbell Castle. Janet Abbott is here. They have a 10' x 10' concrete pad and they would like to put up a storage shed. It could be metal or consider

wood, whatever the board recommended. I don't believe if I had anything that showed the rendering. Yes, I do. Here is one. Would this be the wood one?

**JANA ABBOTT:** One was wood and one was vinyl.

**CAVANAUGH:** That landing pad, is that where it is going to be?

**ABBOTT:** Yes.

**MORGAN:** The trees really hide this from the castle. I would recommend that it be a wood storage unit as opposed to vinyl.

**CAVANAUGH:** Would you like to address the board at all or are you here to just address the questions.

**ABBOTT:** I'm here to address the questions. I think the church council preference was the vinyl, simply because of the upkeep; they were concerned with the woodshed attracting wasps nests. However, it is not that big of a deal. It is just a storage shed to house lawn equipment so it won't have to be stored in the church building.

**STEINER:** I see a telephone pole here. Are there any right-of-ways?

**ABBOTT:** Not in this lot, the church parsonage used to be located in this lot in-between the Castle and the Church. They tore down the house and it has been a vacant lot for four or five years.

**LAWING:** Was the pad originally utilized with the previous structure, I'm curious how the pad ended up being left.

**ABBOTT:** The property committee poured the pad; we primarily had a church council meeting and had to tell them, time out guys. We better get clearance on this. Therefore, they had already poured it.

**CAVANAUGH:** Thanks for doing that.

**STEINER:** I feel residential wise that this wooden one here has the trim on it, is more in keeping with the home than the zerox photo of the vinyl one; you can't really see the trim lines on it. I would prefer the wood one esthetically.

**GUY:** For those of you who are familiar with the church, the church is a somewhat contemporary brick building and I'm not sure.

**LAWING:** I guess my question is whether it is going to really impact the environs of the castle, where it is. I don't feel that it is. If it was closer and utilized by the castle, I might feel a different way, but considering the location, I would not object to allowing them to put the vinyl up.

**GUY:** I think my comment was directed rather badly to the concept that it is best to make it the shed disappear and joined with a somewhat contemporary structure, I think it would do more than the wood one to simply blend in.

**MORGAN:** Is there something Jim where we need to address the color, that instead of it being stark white that maybe we look at other colors. Is there an option on the color on the vinyl sheds?

**ABBOTT:** I think there is but I can't be for sure.

**GUY:** Gray.

**MORGAN:** A gray one might not be so bad.

**GUY:** Something of a cream color.

**MORGAN:** I think something with some gray in it, so it would blend in with those trees. Could you check that out Jane and see if we approve that to not get something that doesn't have lots of white on it, preferable one without the little window flowerpots.

**LENTZ:** I would move to approve C of A 2001-75 with either building. (Can't hear motion on tape) The motion was to approve the placement of a storage shed of the Church's selection with a color appropriate to blend into the surroundings.

**MOTION #2** (Lentz: Motioned)  
(Guy 2<sup>nd</sup>) Motion carried unanimously (5-0)

3.     **MAJOR:**                               (HPC2001-00075) East Douglas Historic District  
       **APPLICANT:**                   Historic Development Corp  
       **FOR:**                               518 E. Douglas

*Applicant proposes to create entrance on west elevation, install brick/wrought iron fence, and landscaping. Staff recommends approval as proposed. The new decorative fence will extend the street wall on Douglas and it matches the Old Town surface lot fencing design.*

**MORGAN:** They would like to build a fence. I sent you a site plan in your packets. They want to use the old town fencing with the little circle in the top bracket on the fence. They want to create an entryway into this building. They are going to rework this door into a side entrance into the facility. They will have brick piers and fill with the wrought iron fence.

**LAWING:** Is that entrance for a single business or for several?

**ALLEN MAIRS:** Just for a single business. We would like to build a vest view onto it; right now, we have budget restraints. We are trying to keep it looking very natural. We mainly want to facilitate restaurant seating outside.

**MORGAN:** Where did you say parking was going to be, behind the building?

**MAIRS:** We have nine spaces allocated for the use of business, plus we are CBD zoned so we have multi-use parking, the city has a general use lot in the back as I understand. We also use 14 other spaces that are owned by Planet Hair that is shared.

**STEINER:** So are there any issues about losing parking lots stalls?

**MAIRS:** We like having parking specifically owned by us but it is not required in that area, since we have multi-use parking.

**CAVANAUGH:** Any other questions?

**LENTZ:** Is there going to be anything to break up that asphalt look?

**MAIRS:** We would like to see something done. I don't know if there is anything planned, the city owns that lot. I would like to see a plaza in the back.

**CAVANAUGH:** I would so move to that we accept C of A 2001-75 as presented.

**MOTION #3** (Cavanaugh: Motioned)  
(Guy 2<sup>nd</sup>) Motion carried unanimously (5-0)

Claire Willenberg in at 3:20 p.m. and Stan Shelden in at 3:25 p.m.

4.     **MAJOR:**                               (HPC2001-00076) Environs Sternberg House  
       **APPLICANT:**                   Maurice Breidenthal  
       **FOR:**                               1066 N Waco

*Applicant proposes to remove shingle mansard projection, install standing seam metal awing over windows and doorways, install a stucco finish EIFS system over mismatched brick, and create a small plaza with an ornamental fountain. Staff requests that board members visit site as not certain that EIFS is the correct material to use and that the fountain is an appropriate landscape element and would like additional comments. It appears that the building on the corner is much older than the remaining strip center. I would like to see what is under the mansard before making a design recommendation. Staff is*

*requesting applicant to provide any early picture of the strip center.*

**MORGAN:** I am standing in the front yard of the Sternberg House taking this picture. This is the old part of the building and the strip mall extends to the south. What they want is to put up an EIFS system and make it look like a stucco building and remove the mansard awning. I believe you have an elevation drawing in your packet. The front part looks like it has been replaced, but this brick wall appears to be original to the building. How far were you planning to go Maurice? Is it just going to be this building here where the bakery is?

**MAURICE BREIDENTHAL:** That is phase one. He owns the entire strip and plans to do the whole thing within a year; beautify the strip. The mansard was a little unfortunate, but good or bad it's deteriorated to the point that it's rotting and from what I can tell was not put in with the greatest of care. There is some damage at the attachment points.

**MORGAN:** Was the fountain in Phase I?

**BREIDENTHAL:** He was going to bring back a fountain and install it.

**LAWING:** I think I see where he has blocked off the curb cuts there, on both sides?

**BREIDENTHAL:** The north side here and we intend to move the other one 15' feet south.

**LAWING:** There will still be the two entries then from Waco.

**STEINER:** On the south elevation will there be a door to the bakery?

**BREIDENTHAL:** Yes because there is now parking on that side, there will be a door to it. We will have a recessed entry on the north and south. He is expanding his bakery business on one side and then he will have a small ethnic grocery, primarily Hispanic.

**GUY:** It is good to see him investing in the neighborhood.

**STEINER:** How old is this building?

**BREIDENTHAL:** I believe it was built in the 1920s.

**MORGAN:** I did not find any evidence of how old the building was in my records. It is a hodgepodge.

**GUY:** Looking at the old barge section which seems to be the oldest part of it probably some where in there, but its grown like pose I'm afraid. I don't know, I wish we could do it some other way other than stucco, but I don't know what that would be.

**LAWING:** I almost cry every time I took a drive down Waco to see those wonderful houses and I think this is the kind of thing that will stimulate some pride in the neighborhood and get some people in there too. I am in support of the whole concept.

**BREIDENTHAL:** He has been contacted by several people since he has been talking about this and he actually has some drawings. There is quite a bit of interest.

**CAVANAUGH:** Are there any other questions board?

**LENTZ:** What is the material that is going to be used, and what is it.

**CAVANAUGH:** EIFS. It is synthetic stucco over an insulation board.

**BREIDENTHAL:** It is applied to real stucco, but the substrates are different. It does have the benefit of adding some insulated value to it because it is just a solid 13" brick wall right now.

**LENTZ:** How about a color?

**BREIDENTHAL:** It will be a beige or mauve color or hot pink. No it will be white in color.

**LAWING:** Eventually the rest of the mall will match in color.

**BREIDENTHAL:** Yes.

**STEINER:** Texture wise, will it be the smooth or the sand finish?

**BREIDENTHAL:** Sand finish is the architects preference. It will have more of a uniform look.

**STEINER:** What about trying to clean spray paint or graffiti off, is there something that will help there?

**BREIDENTHAL:** Graffiti coatings possible, I did bring that up with them, and he said the area has not been a problem as far as he is concerned. You are right, that is something to think about.

**CAVANAUGH:** Any further discussion.

**GUY:** Guy moves that Major C of A 2001-76 be approved as presented.

**MOTION #4** (Guy: Motioned)  
(Lentz 2<sup>nd</sup>) Motion carried unanimously (7-0)

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| 5. | <b>MAJOR:<br/>APPLICANT:<br/>FOR:</b> | (HPC2001-00079) Environs of Stackman Court Apartments<br>U.S. Garage Builders<br>847 Gilman |
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**MORGAN:** The wall height is 10' feet tall and the siding is going to match what is on the house, which is the 3" wood siding. It is going to be white vinyl. The concrete apron is going to blend into the existing drive. The driveway, the garage site is 32' x 24'.

**CAVANAUGH:** What are we doing Kathy?

**MORGAN:** (Slide presentation) They are building a new garage right there. It has a four to twelve pitch; they are going to put in plated sill plate; the vinyl siding is going to match the house and it will have two doors; 16 x 8 and a 8 x 8 door.

**CAVANAUGH:** That garage obviously belongs to the neighbors.

**MORGAN:** Yes. Their garage will look a lot like this.

**LAWING:** Was there a structure there previously?

**MORGAN:** It probably was, I don't know if they tore it down before they came and got a permit or whatever I don't know.

**GUY:** One of two things happened, they poured over an existing structure or they poured a pad.

**CAVANAUGH:** It looks like a fresh pad.

**GUY:** It looks singularly crackless. It is going to be a big garage.

**WILLENBERG:** It is a big garage.

**GUY:** It is a huge garage.

**WILLENBERG:** Three-car garage?

**MORGAN:** It looks like it.

**CAVANAUGH:** 36 would be. How big was it again?

**MORGAN:** 34 x 24.

**CAVANAUGH:** That is a real garage.

**LAWING:** And this in the environs of ?

**MORGAN:** Stackman court. There is the house.

**SHELDEN:** I am assuming the gable of the garage is facing us?

**MORGAN:** No. It is a cross (gable).

**SHELDEN:** No that will be nicer, it will be less distracting than if we were seeing the gable like we are on this one.

**MORGAN:** This one was added after I sent out the package.

**SHELDEN:** What number is this going to be.

**MORGAN:** 2001-79.

**SHELDEN:** Moves that we approve C of A 2001-00079 as drawn with the assumption that it meeting all of the building codes, setback codes and so forth.

**MOTION #5** (Shelden: Motioned)  
(Lawing 2<sup>nd</sup>) Motion carried unanimously (7-0)

6.	<b>MAJOR:</b> <b>APPLICANT:</b> <b>FOR:</b>	Environs of Stackman Court Apartments Jim Osterland 510 N. Main
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**OSTERLAND:** We are going though some interesting projects at the Courthouse, which will lead up to this landscape plan. We bid out a total re-tuckpointing, cleaning of the Courthouse stone, and replacing a good portion of the stone. We won't be doing any patching. We are going to be resurfacing all the stairs. They will be blended into the courthouse colors to make it more attractive. We will rework all the iron railing. Along the same line, we need to get the moisture away from the building and we are going to create a slope, and move all the downspouts into the storm drainage system so we will not have any water around the perimeter of the building. Since we are tearing up all around it we thought it would be a good time to do some landscaping, there are a couple of issues we want to address. There is a sidewalk that is a curved sidewalk that has standing water. We are going to move the sidewalks out further and have a flat landscaping so we won't have water standing next to the building. We will remove some of the juniper trees around the property. We have to do some root work to give us the proper drainage. Another problem the monument is quite obstructed by several large trees, and we are going to clean the trees and bring in shrubs, flowers and so forth. The iron fence is not part of the historical courthouse, but we will refurbish it, clean it up and straighten it out so it will look new. We will repair the steps where needed. We will do it in phases; the landscape will follow right after the tuck-pointing job. We will do the south side first. The landscape will be completed prior to the rededication of the monument in November of this year.

**STEINER:** What about the sprinkler system?

**OSTERLAND:** It will be apart of the landscape, repaired where needed.

**STEINER:** You will not be planting up close to the building will you?

**OSTERLAND:** No. It will be four or five feet away from the building.

**MORGAN:** The sidewalks, on the new sidewalk you are going to keep the curbs on the old section and slope those down into the flat sidewalk.

**OSTERLAND:** Yes.

**LAWING:** You are doing this in phases. Are you showing this as phase I right now?

**OSTERLAND:** We are doing it in phases. I need to have access to the courthouse. I will do the first phase around here, and then the second phase around there the other portion. It is important to get this side done first for the dedication.

**SHELDEN:** When you saying phasing, all you mean is that is the process in that order, but you are doing all the work at the same time.

**OSTERLAND:** Right.

**CAVANAUGH:** You said you will do drainage also, will there be sump pumps involved.

**OSTERLAND:** No, it will be French drainage.

**STEINER:** So if it is not tied to the storm system, if the storm system is backed up what will happen then?

**OSTERLAND:** There will be no difference that what we do now, that is why we are landscaping to removing as much water as we can.

**MORGAN:** We are talking about with that French drain putting some type of water barrier, sub grade along the foundation. We are looking at what product is best.

Turning tape over.

**STEINER:** You are going to use some 6" PVC. The problem with some of the residential one Clair is that they are clay and they break and water goes everywhere.

**CAVANAUGH:** Do we need a motion Kathy, or is this just for information?

**MORGAN:** Yes you can make a motion to approve the conceptual landscape plan and then it will be on file.

**LAWING:** Wouldn't it be better to support. I would move that we support the County's landscape plan for the County Courthouse.

**MOTION #6** (Lawing: Motioned)  
(Shelden 2<sup>nd</sup>) Motion carried unanimously (7-0)

**ITEM NO. 8     MISCELLANEOUS MATTERS**

**MORGAN:** We have had a request from York Industries requesting on delisting the Burton Stock Building because it was significantly altered. The reason it was listed because of the association with the Aircraft Industry in Wichita. They want to reconfigure those buildings and create a huge structure that would have 200 to 400,000 square feet under this structure. They need permission to delist this to tear those buildings down. They are willing to do elevation measured drawing of those structures, have it put in the aviation museum and provide a copy for the national register in the historic preservation files. I think we would be hard pressed if we denied the, or did not support the delisting, because of the jobs they will be providing. The City Council will deny our request if we do not support that delisting. They have asked the board to come out and view the site. What I am asking the board to do is visit the site. I was amazed at where the location is on the sit and what the site looked like; the public cannot get to the site. I think it deserves some consideration from the board to see how we move forward on this matter. We need to schedule an onsite meeting.

**GUY:** Can it be moved?

**MORGAN:** No.

**CAVANAUGH:** Do you think it has been altered?

**MORGAN:** Yes. It was originally a brick building and at some point, they have come back and stuccoed it.



The brick was powdery, they had to cut two large holes in the roof, because they built some kind of unit they could not get through the door and they had to get a crane to remove it. From a manufacturing stand point that building is obsolete for what they are doing. It is not that the board could not say, no we don't want anything to happen to this, etc, I just think we need to consider the ramification of this, it will come back before City Council and adding 400 jobs with this new plant and they own the property. You have to go through a guard gate to get to the property. It is not visible from the road. They are willing to discuss certain measures to document the structure.

**STEINER:** What are the nice features about this building.

**MORGAN:** It is an 1888 structure; the thing that is unusual about the building architecturally is that it has that sawtooth roofline.

**SHELDEN:** I want to say it is clearstory pitch.

**MOGAN:** I can't remember how many ridges. It runs east to west. There are a lot of comments about the roof line in the documentation of the national register. It states that the integrity of the building was compromised but the reason why it was listed was because of its significance in the aircraft industries.

**STEINER:** When they say stock cars do they mean the train channel cars?

**MORGAN:** I don't know.

**LAWING:** It sounds more as if the significance is more in the story than in the building itself.

**MORGAN:** There are other building like that in town. There is one at Mead, between 2<sup>nd</sup> and 3<sup>rd</sup> street, just north of Old Town. It has similar roofline, with similar construction.

**CAVANAUGH:** So they are willing to a detailed description and drawing of the building and give to the art museum.

**MORGAN:** Yes, and to have it put in the National Park service files.

**GUY:** What did the state office say?

**MORGAN:** They sent paperwork on how to have it delisted. They did not say one way or the other.

**CAVANAUGH:** I think it would be good for us to visit the site, and let them know of our interests regardless of which way it goes.

**MORGAN:** What would be your pleasure, you can get back to me.

**CAVANAUGH:** Can we do it two weeks from now?

**GUY:** What time?

**SHELDEN:** Can we do it later than 3:00, instead of right in the middle of the day?

**MORGAN:** How about 4:00, it should not take more than 30 minutes to tour the building.

The board closed formal proceedings at 4 p.m. and toured the Cowtown Museum facilities.